

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/25 John Street, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000

&

\$680,000

Median sale price

Median price \$625,000

Property Type Unit

Suburb Elwood

Period - From 01/01/2025

to 31/03/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/16-18 Vautier St ELWOOD 3184	\$680,000	22/05/2025
2	106/60-62 Broadway ELWOOD 3184	\$640,000	08/05/2025
3	7/28 Docker St ELWOOD 3184	\$660,000	10/01/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/06/2025 18:09



 2
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$640,000 - \$680,000

Median Unit Price

March quarter 2025: \$625,000

Comparable Properties



2/16-18 Vautier St ELWOOD 3184 (REI)

Agent Comments

 2
  1
  1

Price: \$680,000

Method: Private Sale

Date: 22/05/2025

Property Type: Unit



106/60-62 Broadway ELWOOD 3184 (REI)

Agent Comments

 2
  2
  1

Price: \$640,000

Method: Private Sale

Date: 08/05/2025

Property Type: Apartment



7/28 Docker St ELWOOD 3184 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$660,000

Method: Private Sale

Date: 10/01/2025

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372